





ORDER RECEIVED FOR FILING

DATE November 29, 1983  
BY May Coppage (clerk)  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would/would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should/should not be granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 29th day of November, 1983, that the herein Petition for Variance(s) to permit a side

yard setback of 30 feet in lieu of the required 50 feet for the expressed purpose of constructing an addition, is hereby GRANTED, from and after the date of this

Order.

John M. Jung  
Deputy Zoning Commissioner of  
Baltimore County

Zoning Item # 82  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.  
( ) The results are valid until  
( ) Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.

(X) Others This site is served by a well and septic system. Both of these systems appear to be functioning properly. The proposed addition will not interfere with either the well or the sewage disposal area.

John J. Warren  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

November 10, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 79, 80, 81, 82, 84  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

ZAC- Meeting of October 4, 1983

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 79, 80, 81, 82, and 84.

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/ccm



26 August 1983

Baltimore County Zoning Dept.  
Towson MD 21204

Re: Steven M. Smith  
809 Ivy Hill Road  
Cockeysville MD 21030

TO WHOM IT MAY CONCERN:

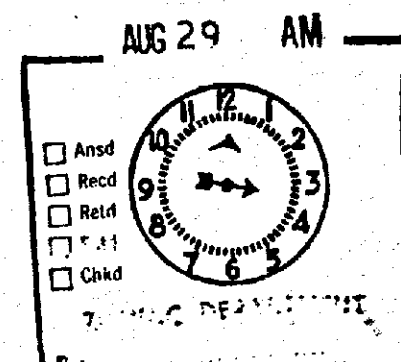
I have been advised that Mr. Smith desires to improve his home on Ivy Hill Road with an addition. I understand the property is in RC-4 Zoning and requires a 50 foot set back, and the deed has a covenant that calls for a ten foot set back.

The addition proposed by Mr. Smith would vastly update and improve the structure. It is my understanding it would have a 30 foot set back.

The neighbor to the North indicates he has no objection and I as the neighbor to the East of Mr. Smith's property have no objection to the proposed improvements.

Sincerely,

William M. Patterson  
William M. Patterson  
801 Ivy Hill Road  
Cockeysville MD 21030



PATTERSON & ASSOCIATES  
P.O. Box 227, 801 Ivy Hill Road, Cockeysville, MD 21030  
301-668-1221, Telex 87767  
800-638-624

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZAHN, JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 82 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stephen M. Smith, et al  
Location: 809 Ivy Hill Road 1825' S/N Beaver Dam Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to permit a side yard setback of 30' in lieu of the required 50'.

Address: 200 x 275/300  
District: 8th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-80 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/structure shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproducible seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Dunham  
Charles E. Dunham, Chief  
Plans Review

CED:s

Stephen M. Smith  
809 Ivy Hill Road  
Cockeysville, Md. 21030  
301-6674276  
October 4, 1983

Mr. Arnold Jablon  
Zoning Commission  
Baltimore County  
111 W. Chesapeake Ave.  
Towson, Md. 21204

RE: Zoning Variance for addition at 809 Ivy Hill Road

Dear Mr. Jablon:

On August 4, 1983, I entered into a contract with Mr. John J. Onufrak to build an addition over an existing carport that the previous owner had added. The builder was obligated to furnish all permits, etc. necessary to build the addition. The builder proceeded to tear up the surface under the carport and surrounding area before obtaining a building permit and then informed us that a zoning variance was necessary before a permit could be obtained.

I was assured by this builder that an application for the zoning variance was filed on August 17, 1983, and that the enclosed letters had been forwarded to go with the application. These letters were written by my neighbors on each side of my property supporting this variance. He stated we would be informed by the Zoning Board as to when our hearing date was. I called the Zoning Board later and was told that if he filed at that time we would probably be getting a hearing in October.

After getting the carport surface restored and terminating the builder, I found that he had not filed the application until September 23, 1983, and that we would normally not be allowed a hearing for 90 days. This has left the surrounding area of my house a mess until such time as I am able to get a building permit. This is imposing a hardship on myself and my family.

I would appreciate your consideration in moving up this hearing if at all possible so that I can, hopefully, get a permit and proceed with cleaning up this area.

Thank you for your kind consideration in this matter.

Sincerely,

Stephen M. Smith  
Stephen M. Smith

SMS:sas  
Enclosures (3)

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 30, 1983

Z.A.C. Meeting of: October 4, 1983

RE: Item No: 79, 80, 81, 82, 83, & 84  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

PHONE: 301-666-0666  
301-666-7890

JOSHUA F. COCKEY OF B.  
BOX ONE TWO THREE  
COCKEYSVILLE, MARYLAND 21030

August 16, 1983

Baltimore County Zoning Dept.  
Towson, Maryland 21204

Re: Steven M. Smith  
809 Ivy Hill Road  
Cockeysville, Md. 21030

TO WHOM IT MAY CONCERN:

I have been informed that Mr. Smith wishes to make an addition to his home on Ivy Hill Road. It is my understanding that the property is in RC-4 Zoning and requires a 50 foot set back. It is also my understanding that the deed has a covenant that calls for a 10 foot set back. The previous owner built a carport with a 30 foot set back.

As I understand, Mr. Smith's proposed improvement would have a 30 foot set back. It is my understanding that the neighbor to the West of Mr. Smith has no objection and I, as the neighbor to the North of Mr. Smith's property, have no objection to the proposed improvements.

Respectfully yours,

Joshua F. Cockey of B.  
Joshua F. Cockey of B.

JFC:nls

W4 20 94





26 August 1983

Baltimore County Zoning Dept.  
Towson MD 21204

Re: Steven M. Smith  
809 Ivy Hill Road  
Cockeysville MD 21030

TO WHOM IT MAY CONCERN:

I have been advised that Mr. Smith desires to improve his home on Ivy Hill Road with an addition. I understand the property is in RC-4 Zoning and requires a 50 foot set back, and the deed has a covenant that calls for a ten foot set back.

The addition proposed by Mr. Smith would vastly update and improve the structure. It is my understanding it would have a 30 foot set back.

The neighbor to the North indicates he has no objection and I as the neighbor to the East of Mr. Smith's property have no objection to the proposed improvements.

Sincerely,

*William M. Patterson*  
William M. Patterson  
801 Ivy Hill Road  
Cockeysville MD 21030

INCORPORATED 1961  
GENERAL GERMAN AGED PEOPLE'S HOME  
OF BALTIMORE

22 SOUTH ATHOL AVENUE • IRVINGTON  
BALTIMORE, MARYLAND 21229  
TELEPHONE (410) 566-3600

August 26, 1983

Baltimore County Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Sirs:

We understand that Mr. Stephen M. Smith, who lives at 809 Ivy Hill Road in Cockeysville, Maryland, desires to build an addition to his home on top of an existing carport.

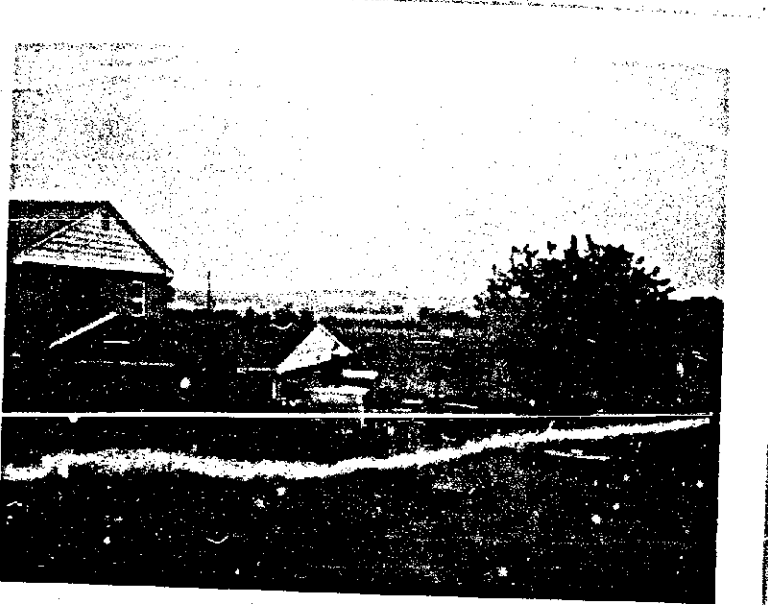
We also understand that this carport is only 30 feet from our property line instead of the required 50 feet from the property line.

We hereby state that the General German Aged People's Home, the owner of the adjoining property, has no objection to the plans of Mr. Stephen Smith to build an addition to his home on top of the existing carport.

Sincerely,

*Hans G. Walz*  
Hans G. Walz  
Vice-President

HGW/b



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

November 29, 1983

Mr. and Mrs. Stephen M. Smith  
809 Ivy Hill Road  
Cockeysville, Maryland 21030

RE: Petition for Variance  
SE/S of Ivy Hill Rd., 1,825' SW of  
Beaver Dam Rd., 8th Election District  
Stephen M. Smith, et ux - Petitioners  
NO. 84-115-A (Item No. 82)

Dear Mr. and Mrs. Smith:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Arnold Jablon*  
Arnold Jablon  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. John W. Hessian, III, Esquire  
People's Counsel

ZONING DESCRIPTION

Beginning on the SE/S of Ivy Hill Road 1825 feet  
SW of Beaver Dam Road thence, S 42° 15' W 200' thence,  
S 47° 45' E 300' thence, N 42° 15' E 200' thence,  
N 47° 45' W 275' to the place of beginning.  
Also known as 809 Ivy Hill Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 10, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on November 10, 1983, before the 22th day of November, 1983, the said publication appearing on the 10th day of November, 1983.

THE JEFFERSONIAN

*L. L. Smith*  
L. L. Smith  
Manager

Cost of Advertisement, \$ 19.25

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: Southeast side Ivy Hill Road, 1,825 ft. Southwest of  
Beaver Dam Road

DATE & TIME: Tuesday, November 29, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 30 ft.  
instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:  
Section 1A03.4.B.4 - side yard setback in R.C. 4 zone

All that parcel of land in the Eighth District of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

November 15, 1983

Mr. & Mrs. Stephen M. Smith  
809 Ivy Hill Road  
Cockeysville, Maryland 21030

Re: Petition for Variance  
SE/S Ivy Hill Road, 1,825' SW of  
Beaver Dam Rd.  
Stephen M. Smith, et ux - Petitioners  
Case No. 84-115-A

Dear Mr. & Mrs. Smith:

This is to advise you that \$49.21 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 122982

DATE 11/22/83 ACCOUNT R-01-615-000

AMOUNT \$49.21

RECEIVED FROM Stephen M. Smith

FOR Advertising & Posting Case #84-115-A

6 028\*\*\*\*\*49211b 2228A

VALIDATION OR SIGNATURE OF CASHIER

Being the property of Stephen M. Smith, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

October 31, 1983

Mr. & Mrs. Stephen M. Smith  
809 Ivy Hill Road  
Cockeysville, Maryland 21030

NOTICE OF HEARING

Re: Petition for Variance  
SE/S Ivy Hill Road, 1,825' SW of  
Beaver Dam Road  
Stephen M. Smith, et ux - Petitioners  
Case No. 84-115-A

TIME: 9:30 A.M.

DATE: Tuesday, November 29, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc: Mr. John J. Cnufak  
697 Ross Street  
Baltimore, Maryland 21221

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 121948

DATE 11/23/83 ACCOUNT R-01-615-000

AMOUNT \$49.21

RECEIVED FROM Mr. Cnufak

FOR Filing Case #84-115-A

6 028\*\*\*\*\*3501b 2228A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

Towson, Md. Nov 11 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 7th day of November, 1983.

THE TOWSON TIMES

*Th. Angello*  
Th. Angello  
Manager

Cost of Advertisement: \$ 24.96

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

84-115-A

District 8th

Date of Posting 11-14-83

Posted for Variance

Petitioner: Stephen M. Smith

Location of property: NE/S of Ivy Hill Road, 1,825' SW of  
Beaver Dam Road

Location of Sign: NE/S of Ivy Hill Road approx. 1,275' SW of  
Beaver Dam Road

Remarks:

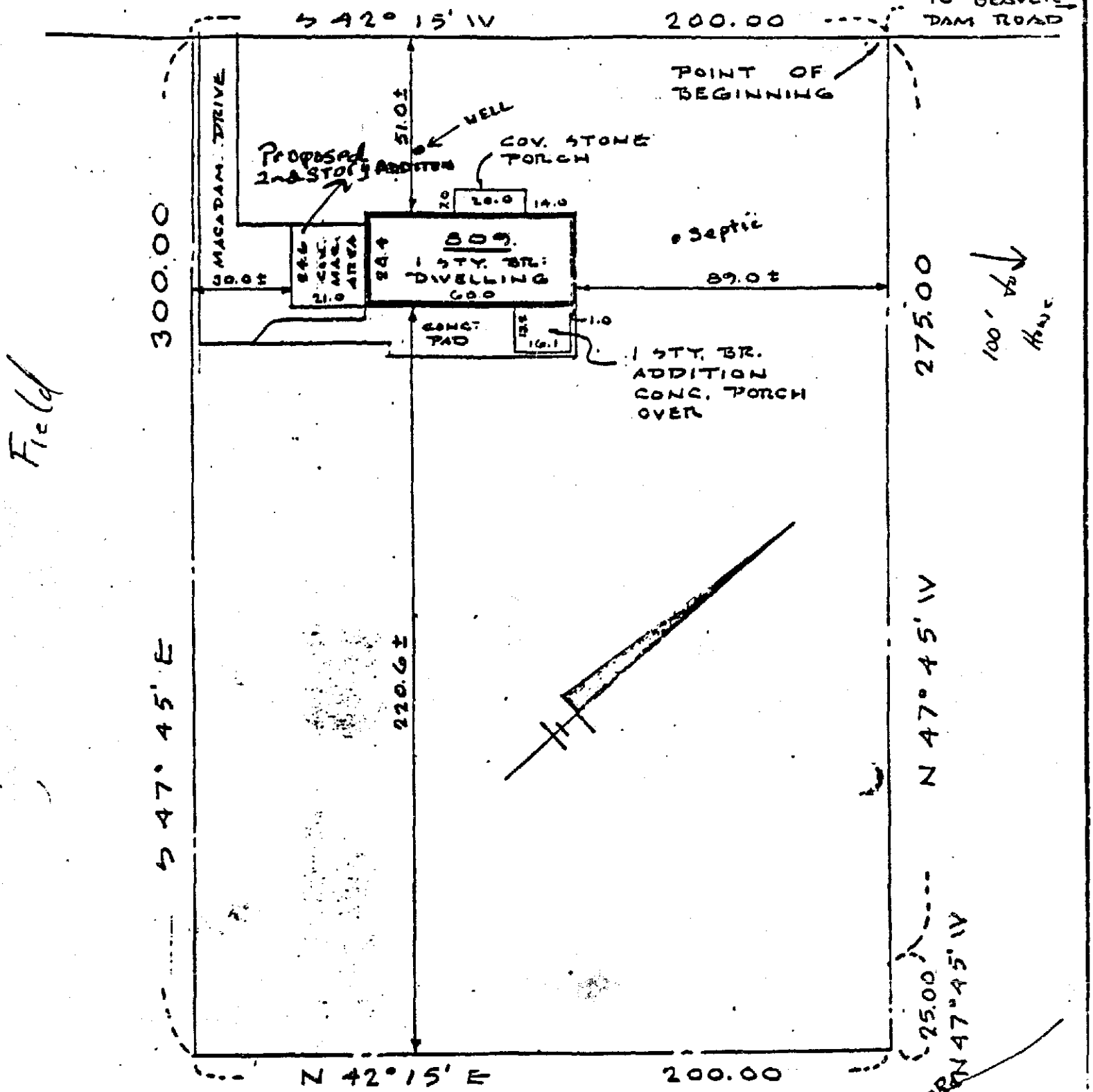
Posted by *Arnold Jablon*

Date of return 11-18-83

Number of Signs: 1



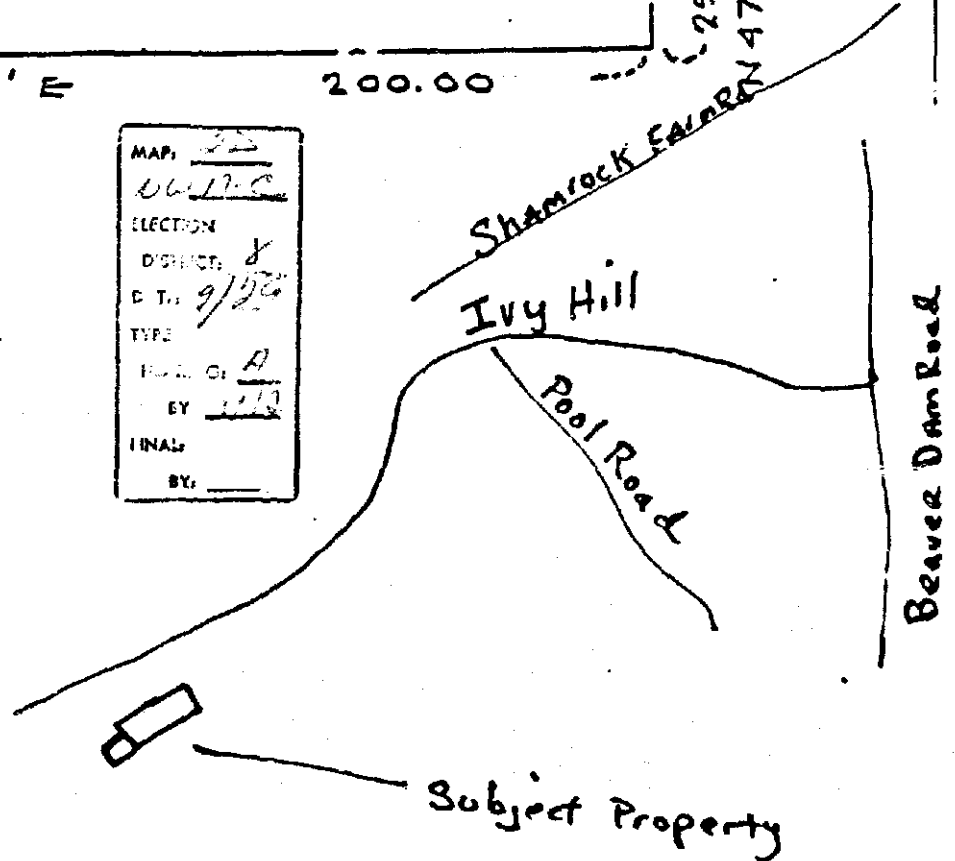
# IVY HILL ROAD: (50 FT. WIDE)



Plat for zoning variance  
 Owner - Steve & Alice Smith  
 District # 8 zoned RC4  
 Scale 1" = 40'

MAP:	22
DATE:	06/17/00
ELECTION:	
DISTRICT:	8
DATE:	9/20/00
TYPE:	
FILE NO.:	A
BY:	11/10
FINAL:	
BY:	

PLM #12



Vicinity MAP